



Building Inspection Report

5416 E. Mountain Sky Ave Phoenix, AZ 85044

Inspection Date:
03/13/2013

Prepared For:
Our Client

Prepared By:
Artisan Home Inspection
1411 E. Oranewood Ave
Phoenix, AZ. 85020

(602) 448-3858
www.artisaninspection.com
artisandan@cox.net

Report Number:

Inspector:
Dan Cardone

Report Overview

THE HOUSE IN PERSPECTIVE

The house is in very good condition for its age and well maintained. Unfortunately, 3 trusses have been cut or modified in the attic by the AC contractor and the situation needs further evaluation by a Structural Engineer. The AC company should be responsible for the repairs. Most other issues are very minor.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS 3 TRUSSES CUT OR MODIFIED

SAFETY ISSUES CUT TRUSSES; NO GFI IN GARAGE OR EXTERIOR; KITCHEN GFI DID NOT TRIP; AC WIRING NOT PROPER

REPAIR ITEMS MASTER BEDROOM SLIDING GLASS LOST SEAL; LOWER BATH WINDOW LOST SEAL; CUT TRUSSES; AC WIRING; POOL LIGHT OUT?; MINOR ROOF REPAIRS

IMPROVEMENT ITEMS PAINT POOL PVC FOR UV PROTECTION; INSTALL STOVE ANTI TIP; NO POOL FENCE

ITEMS TO MONITOR HAVE STRUCTURAL ENGINEER EVALUATE CUT TRUSSES

DEFERRED COST ITEMS TRANE AC UNIT R-22 2002; APPLIANCES; PLUMBING FAUCETS AND SUPPLY VALVES AND STOPS

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

All Photos are located in the Photo Summary at the end of the Report.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete
Columns:	•Wood
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss •Rafters
Roof Structure:	•Rafters •Trusses •Waferboard Sheathing

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Have the cut and altered trusses further evaluated by a qualified Structural Engineer and consult the AC company on the work.

Foundation

- **Monitor:** Minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house in various locations. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Roof

- **Improve:** Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. This area should be evaluated by the manufactures roof truss engineer and prescribe repairs to be done by a qualified contractor as per the IRC R802.10.4. 3 trusses notched more than 50%, strut removed, have evaluated by a Structural Engineer.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Concrete Tile Roll Roofing
Roof Flashings:	•Metal
Chimneys:	•Metal below siding
Roof Drainage System:	•None
Skylights:	•None
Method of Inspection:	•Walked on roof •Viewed from ladder at eave •Viewed from window

ROOFING OBSERVATIONS

The roof coverings are newer and appear to be in generally good condition. In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Minor cracked tiles were observed. Mortar caps are beginning to crack and minor head lap issue at the ridge was observed. Have a qualified roofer further evaluate and make repairs. Common issues and not serious. Seal cracks and nail heads with sealant and repair or replace cracked tiles.

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed in various locations. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Metal-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Graded Away From House
Retaining Walls:	•Concrete •Block
Fencing:	•Wood •Steel/Iron •Masonry

EXTERIOR OBSERVATIONS

The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house in various locations. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.

Fencing

- **Monitor:** The surface of the fencing is cracked, typical of this type of fencing.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding:	•Copper •Ground Rod Connection
Sub-Panel(s):	•Panel Rating: 30 Amp •Breakers •Located: Pool Equipment
Distribution Wiring:	•Copper
Wiring Method:	•Armored Cable "BX" • Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Safety Issue:** The ground fault circuit interrupter (GFCI) outlet in the kitchen did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) in the garage is recommended. A GFCI offers increased protection from shock or electrocution.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) on the exterior of the home is recommended. A GFCI offers increased protection from shock or electrocution.
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) in the laundry room is recommended. A GFCI offers increased protection from shock or electrocution.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended. **CO detector for fireplace as well.**

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:

•Electricity

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

See Cooling.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:

•Electricity •240 Volt Power Supply

Central System Type:

•Air Source Heat Pump System

COOLING / HEAT PUMPS OBSERVATIONS

The capacity and configuration of the system should be sufficient for the home. The system responded properly to operating controls. The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Heat Pump

2 units installed

Trane Split System 2 ½ ton Heat Pump R-22 2002 (R-22 coolant systems will eventually need replacement when the supply of R-22 coolant runs out)

Goodman Split System Heat Pump 3 ½ ton R-410A 2010

The Goodman air handler needs a collar around the wiring entering the case to protect it from chaffing. The insulation on the coolant lines is damaged on the exterior and needs the seams taped in the attic. The duct insulation is loose on the Trane air handler and should be secured around the duct. Trusses were cut when the Goodman air handler was installed and the responsible AC company should be consulted on the damage.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•8 to 10 inches blown in cellulose in Lower Attic
Roof Cavity Insulation:	•Unknown in Cathedral Roof
Exterior Wall Insulation:	•Not Visible
Vapor Retarders:	•None Visible
Roof Ventilation:	•Gable Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction. Upgrading insulation levels in a home is an improvement rather than a necessary repair.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Brass
Water Heater:	•Electric •Approximate Capacity (in gallons): 50 2013

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life. The plumbing fixtures appear to have been well-maintained.

RECOMMENDATIONS / OBSERVATIONS

Water Pressure 50 PSI

A minor leak at the rear of the home exterior was observed. Possibly the PVC plumbing supply for the pool auto fill. Have a plumber or pool company further evaluate. Replacement of aging faucet supply lines and valve stops is recommended.

Fixtures

- **Monitor:** The faucets are showing signs of age. Updating faucets over time should be anticipated.
- **Repair:** It is recommended that an anti-siphon device be added to the hose bib(s). The anti-siphon device serves to prevent chemicals from getting into the house water supply when mixing chemicals for exterior landscaping. Please visit <http://www.berryhilldrip.com/Backflow.htm>. **Leaking at front bib.**

Discretionary Improvements

Replacement of the aging faucets within the home would be a logical long term improvement.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Fixed Pane •Double Glazed
Doors:	•Wood-Solid Core •Wood-Hollow Core •Metal •Sliding Glass

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Minor water damage at windows and on the exterior wall in the dining area was observed. Common for windows of this age and quality. Not serious.

Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected in various locations. Minor wall and ceiling crack repairs.

Windows

- **Repair:** Water damage was observed below the window sill(s) in various locations. This would suggest chronic leakage. Caulking can be improved as a first step. If leakage persists, replacement of the window and repair to any concealed damage may be necessary. **Minor and common for windows of this type and age.**
- **Repair:** The window(s) in the main floor bathroom has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value. Please visit www.getthefogout.com for other options.

Doors

- **Repair:** The glass of the sliding glass door in the dining room has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because it has lost its insulating value. Please visit www.getthefogout.com for other options.

Environmental Issues

Monitor: It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.

Discretionary Improvements

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home. Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range •Microwave Oven •Dishwasher •Waste Disposer
•Refrigerator

Laundry Facility:

•240 Volt Circuit for Dryer •Hot and Cold Water Supply for Washer

Other Components Tested:

•Door Bell

APPLIANCES OBSERVATIONS

The appliances are to be in generally good condition. The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

Electric Range

Anti tip clamp is not installed.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Steel Firebox •Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

On the whole, the fireplace and its components are in above average condition.

RECOMMENDATIONS / OBSERVATIONS

Fireplace appears never used. Adding CO detectors to the home is recommended.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Swimming Pool

DESCRIPTION OF SWIMMING POOL

Pool Type:	•Below Ground Plaster Construction
Heater:	•None
Filters:	•Sand Pool Filter
Pumps:	•Circulation Pump
Blowers:	•None
Valves:	•Multiport
Electrical Components:	•Breaker at Equipment Breaker at Main Panel
Fencing:	•None
Decking / Coping:	•Concrete Tile

SWIMMING POOL OBSERVATIONS

The pool/spa equipment was found to be in generally good condition.

Paint is recommended to be applied to the PVC plumbing to protect from UV damage.

RECOMMENDATIONS / OBSERVATIONS

ELECTRICAL COMPONENTS Pool Light Switch Not Located Pool Lights Inoperative

POOL FENCING No Fencing (not required when installed, but if children may be present recommend adding.)

DECKING/COPING Deck Minor Cracking

LIMITATIONS OF SWIMMING POOL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool components were limited by (but not restricted to) the following conditions:

Components beneath the water level are not inspected.

Chemical composition of the water is not inspected as part of the inspection.

Underground piping or electrical components are not inspected.

Effectiveness of the filter(s) and heating system(s) are not inspected.

Diving boards were not inspected for functionality or structural integrity.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Photo Summary



Main electrical panel looks OK



exterior AC coolant line insulation damage



Minor patching to ceiling on patio, roof OK



minor plumbing leak at rear foundation, possible pool filler

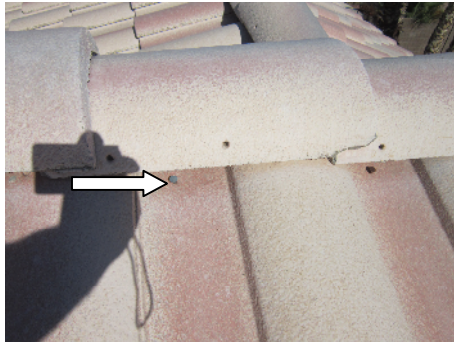


Pool plumbing PVC needs paint to prevent UV damage

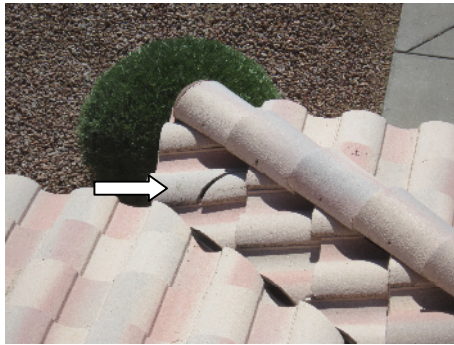


mortar caps broken need repair

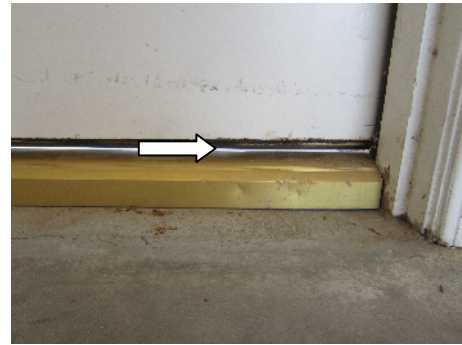
Photo Summary



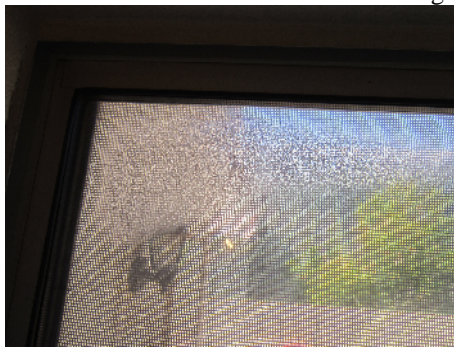
Typical head lap issue at ridge, exposed nails need sealant and minor tile cracks



Minor tile cracks in some areas

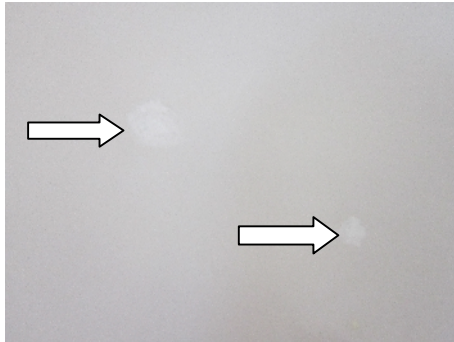


garage rear entry door needs threshold repaired to prevent rodents



Lower hall bath window and upper master bedroom sliding glass door have lost seal

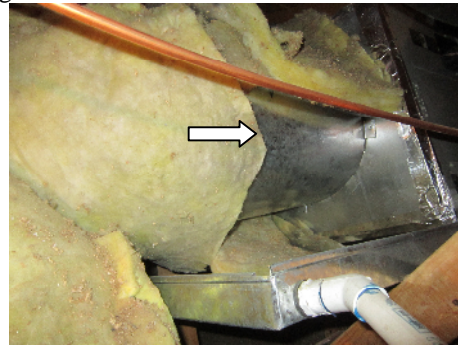
Photo Summary



Upper Jack and Jill bath tub damage below water line older plastic supply lines and valves should be replaced



Faucet supply lines and stops old, tail pieces corroding minor water intrusion around windows



Minor water damage to drywall in dining area AC ducting not insulated on Trane air handler

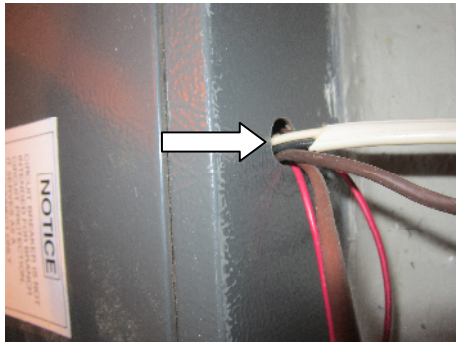
Photo Summary



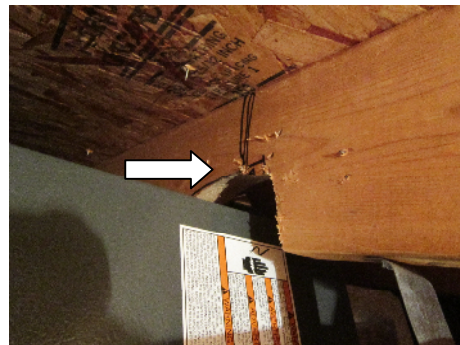
Duct insulation is laying in condensate pan



seams of suction line insulation need taping

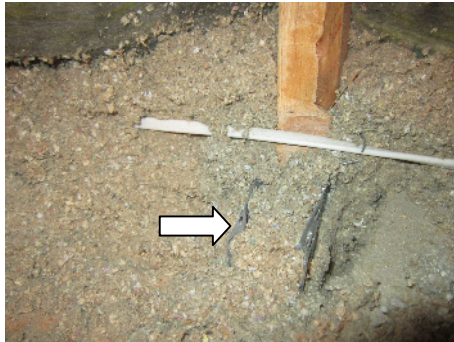


Wiring entering the air handler case should be protected with a collar



3 consecutive truss members were notched beyond 50% and a strut was removed during air handler installation

Photo Summary



Truss nailing web observed in insulation and nailing web removed from upper truss member